

**MINUTES OF THE JONESTOWN CITY COUNCIL SPECIAL CALLED MEETING  
HELD OCTOBER 23, 2008, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM  
1431, SUITE 3-A, JONESTOWN, TEXAS**

**A. ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**MAYOR DEANE ARMSTRONG**

Mayor Armstrong called the meeting to order at 7:30 p.m.

**2. ROLL CALL**

**CITY SECRETARY**

Upon roll call, the following members were present: Alderman Moore, Alderman Wedell, Alderman Nichols, Mayor Armstrong, and Alderman Aaron. Mayor Pro Tem Buckle was absent. A quorum was present.

**B. CITIZEN COMMUNICATIONS**

There were no citizens wishing to comment.

**C. GENERAL BUSINESS AND ACTION ITEMS**

1. Discussion and possible action concerning the State of Texas Chili Pod Chili Cook-off waivers of fees and other regulations.

Steve Ashman gave a brief report on the State of Texas Chili Pod organization which sanctions chili cook-offs. It is a non profit which raises money for charities. Since 2003 they have put their main event on here. They are asking for the park fees to be waived for the second weekend in June.

Alderman Aaron made a motion to waive State of Texas Chili Pod Chili Cook-off waivers of fees and other regulations for the event. Alderman Nichols seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Alderman Nichols, Alderman Wedell and Alderman Moore. No: None. Abstain: None. Motion carried unanimously.**

2. Discussion and possible action concerning release of the letter of credit for water system improvements in Ranchland Hills Subdivision.

Alderman Aaron asked for update on correspondence with City Attorney Paige Saenz on this issue, and City Administrator Dan Dodson reported that Jonestown Water Supply Corporation is progressing on the construction of the water system improvements and Paige is comfortable with the release of the letter of credit by the city. He presented a letter from John Tichi with assurances that the system will be finished.

Alderman Nichols made a motion that the City of Jonestown release the letter of credit for water system improvements in Ranchland Hills Subdivision. Alderman Moore seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

Alderman Wedell asked that Mayor Pro Tem Buckle be furnished a copy of the Tichi letter since it was his concern.

3. Discussion and possible action to authorize an interlocal agreement with the University of Texas for a future land use study.

Dr. Robert Paterson, Associate Professor at the School of Architecture, University of Texas, and Dan Dodson presented the proposal to Council. Dr. Paterson teaches Urban Design and there will be 40 graduate students working on the project. They will look at a variable type plan depending on different scenarios of future area growth. The cost to the city will be \$2,500.

Alderman Aaron asked if part of the study could target the application of the FM 1431 Corridor Overlay. Paterson's students will interview business and property owners and get their feedback. The city will have some input into the information solicited and choice about how to use it. They will analyze the current comprehensive plan and do a public involvement project, and then consult with the staff and council to get a value side of the equation. They will use census data and do a suitability analysis. We will get a digital data set that is useful later and a future land use map.

Alderman Nichols stated that it is important to include an economic impact analysis because of the current state of the economy, with predictions on what to expect in the future. Two of the elements to consider are the cost of transportation and the proximity of Jonestown to the lake.

Alderman Moore commented that as former chairman of the Planning and Zoning Commission, and having worked on the last plan, which did not produce an adopted land use map, he would hate to have to go through the last process again. He said we should take what we have and analyze it to see if we came up with something, and decide if the plan is appropriate. Dr. Paterson will look at what we have, compare it to best practices and come up with suggestions. He will try to avoid politics, and because it will be framed as a study by 40 graduate research students, it is possible to avoid the political polarization.

Alderman Nichols made a motion to approve an interlocal agreement with the University of Texas for a future land use study. Alderman Aaron seconded the motion. Alderman Moore asked if there was money in the budget for this, and City Administrator Dodson assured him that there was. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

There was more discussion concerning the project which will begin in December with Dr. Paterson coming out to do some preliminary work, and the main study will begin in January.

4. a. Public Hearing concerning a resubdivision of Lots 68, 69 and 70, Retirement Village Lake Sandy Subdivision property, and a 223 foot segment of North Park Drive, for the purpose of building a police department facility. The location of the property is 18304 North Park Drive. The following variances are requested:

1. §92.045(b)(6) – All lots shall be rectangular.
2. §92.045(b)(9) – 150' lot frontage on a street.
3. §92.045(b)(11) – Lot line projecting at right angles to the street.
4. §92.045(b)(12) - Lot area less than 2 acres.

There were no citizens wishing to participate in the public hearing. Alderman Moore made a motion to close the public hearing. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.** Mayor Armstrong closed the public hearing.

b. Discussion and possible action on the above request.

City Administrator Dodson gave a report on the Planning and Zoning Commission recommendations of approval with stipulations that all outstanding issues be in place before construction begins. Alderman Moore made a motion to approve the resubdivision of Lots 68, 69 and 70, Retirement Village Lake Sandy Subdivision property, and a 223 foot segment of North Park Drive, for the purpose of building a police department facility on the property located at 18304 North Park Drive, with the following variances: §92.045(b)(6) – All lots shall be rectangular; §92.045(b)(9) – 150' lot frontage on a street; §92.045(b)(11) – Lot line projecting at right angles to the street; and §92.045(b)(12) - Lot area less than 2 acres. Alderman Aaron seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

5. a. Public Hearing concerning a site development plan for the lot at 18304 North Park Drive.

There were no citizens wishing to participate in the public hearing. Alderman Nichols made a motion to close the public hearing. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.** Mayor Armstrong closed the public hearing.

b. Discussion and possible action on the above request.

Alderman Nichols made a motion to approve the revised site plan for the lot at 18304 North Park Drive that removes the 9 parking spaces in order to get us to the 40%

impervious cover number. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

Alderman Moore asked questions about the document and asked that Dan Dodson provide the Council with a complete set of plans when they are final.

6. a. EXECUTIVE SESSION. The City Council may go into executive session pursuant to Sec. 551.074, Personnel Matters, Tex. Gov't. Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, John Stetar, Police Chief.

Mayor Armstrong announced that the Council will go into executive session for item 6 and 7, and Council left the dais at 8:20 p.m.

Council returned at 10:02 and Mayor Armstrong reconvened the public session.

- b. The City Council will reconvene into public session and may discuss, consider and act upon the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, John Stetar, Police Chief.

Alderman Nichols made a motion to give Police Chief Stetar a raise to \$69,550, retroactive to October 1, 2008. Alderman Wedell seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

7. a. EXECUTIVE SESSION. The City Council may go into executive session pursuant to Sec. 551.074, Personnel Matters, Tex. Gov't. Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, Linda Hambrick, City Secretary.

- b. The City Council will reconvene into public session and may discuss, consider and act upon the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, Linda Hambrick, City Secretary.

Alderman Wedell made a motion give City Secretary Hambrick a raise to \$54,000 retroactive to October 1, 2008. Alderman Nichols seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Moore, Alderman Wedell, Alderman Nichols and Alderman Aaron. No: None. Abstain: None. Motion carried unanimously.**

**D. ADJOURNMENT**

Mayor Armstrong adjourned the meeting at 10:05 p.m.

**PASSED AND APPROVED AT A REGULAR MEETING HELD ON NOVEMBER 13, 2008.**

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Deane Armstrong, Mayor  
City of Jonestown

ATTEST:

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Linda Hambrick, City Secretary